



**CITY OF NORCO
CITY COUNCIL REGULAR MEETING MINUTES**

**Wednesday, April 1, 2015
City Council Chambers, 2820 Clark Avenue, Norco, CA 92860**

CALL TO ORDER: 6:00 p.m.

ROLL CALL: Herb Higgins, Mayor, **Present**
Kevin Bash, Mayor Pro Tem, **Present**
Kathy Azevedo, Council Member, **Absent**
Berwin Hanna, Council Member, **Present**
Greg Newton, Council Member, **Present**

The City Council recessed to Closed Session (Section 54954) to consider the following matters:

CLOSED SESSION:

§54956.8 – Conference with Real Property Negotiators:

Property: 119-020-015, 119-020-022

City Negotiator: City Manager Andy Okoro, City Attorney John Harper

Negotiating Party: Realty Bancorp Equities

Under Negotiation: Price and conditions for acquisition of property

§54956.9(c) – Conference with Legal Counsel – Anticipated Litigation:

Three Potential Cases

RECONVENE PUBLIC SESSION: 7:11 p.m.

REPORT OF ACTION(S) TAKEN IN CLOSED SESSION - §54957.1: (City Attorney)

City Attorney John Harper stated that there is no reportable action from Closed Session.

PLEDGE OF ALLEGIANCE: Mayor Herb Higgins

INVOCATION: Pastor Vernie Fletcher, Grace Fellowship Church

PROCLAMATION: National Donate Life Month – April 2015

Mayor Higgins presented a proclamation to the National Donate Life Month organization.

CITY COUNCIL BUSINESS ITEMS AS FOLLOWS:

- 1a. Presentation on the Hamner Avenue Bridge Improvement Project by Tayfun Saglam, P.E., Engineering Project Manager, County of Riverside

County of Riverside Engineering Project Manager Tayfun Saglam gave a brief report on the progress of the Hamner Avenue Bridge Project. Hamner Avenue is approximately 8.5 miles, a local arterial road, and an alternate route to the I-15. Currently, the bridge cannot pass the 100- year flood. In 2009, the average daily vehicle count was 17,000 and will top 40,000 by year 2035. In 1978, the bridge was upgraded; however, the bridge is listed as functionally obsolete and structurally deficient. A 1,200-foot, 6-lane bridge is proposed at a projected cost of \$56 million. 88.5 percent of funding is coming from federal funds and the remainder must be local funds. Mr. Saglam further discussed engineering and consulting services as well as the three agency servicing agreement between the City of Norco, City of Eastvale, and the County of Riverside.

Mayor Pro Tem Bash thanked Mr. Saglam for the information presented.

Council Member Newton asked what can be done to accelerate the process for construction of the bridge. Mr. Saglam indicated that there are unforeseen circumstances but the project cannot be started and shelved. Once the City walks into it, it must see it through. In approximately five years, the City must come up with construction costs or the funding from the federal government will be allocated elsewhere.

In response to Mayor Higgins, Mr. Saglam indicated that the County of Riverside makes the determination of bridge replacement or retrofitting and that it is more feasible to replace it than it is to retrofit. The current criterion renders it structurally deficient. Mayor Higgins asked that if Hamner Avenue is classified as an arterial road and an alternate route to I-15, then why is Caltrans not contributing funds. Mr. Saglam indicated that there is a state program that will contribute funding and that he will look into in further. Mayor Higgins said that the City of Eastvale will participate for a couple more years and then reevaluate at that time. There was some discussion about funding and that the City of Norco will need to come up with \$4.5 million within the next five years.

- 1b. City Council Communications / Reports on Regional Boards and Commissions

Mayor Pro Tem Bash:

- Commented on the Corona Community Regional Hospital's stroke center which is up and running. The hospital works in tandem with UCI medical center.
- Commented on the Eagle Scout project taking place at the Senior Center garden and encouraged the public to visit.

Council Member Hanna:

- Nothing to report.

Council Member Newton:

- Request the City Clerk post a link of the Press-Enterprise article on the City's website regarding the Chino Basin Desalter.

- Attended a tour of the CR&R facility in Perris on March 30. It is a material recovery facility and the tour included a presentation on the digester. The facility takes organics, manure, green waste, etc and converts to RNG gas used to fuel fleet vehicles. The facility operates on reclaimed water.

Mayor Higgins:

- Commented on the CR&R tour. The facility is scheduled to go online in January 2016. Discussed diversion rates and stricter regulations by 2020.

2. CITY COUNCIL CONSENT ITEMS:

Council Member Newton pulled Consent Calendar Items 2.C. and 2.E., Consent Calendar Items 2.F. and 2.G. were pulled to allow for public comment.

M/S BASH/NEWTON to approve the remaining Consent Calendar items as recommended. The motion was carried by the following roll call vote:

AYES: BASH, HANNA, HIGGINS, NEWTON

NOES: NONE

ABSENT: AZEVEDO

ABSTAIN: NONE

- A. City Council Minutes: Regular Meeting Minutes of March 18, 2015
Action: Approved the City Council regular meeting minutes. (City Clerk)
- B. Procedural Step to Approve Ordinance after Reading of Title Only. **Action: Approved.** (City Clerk)
- C. **Resolution No. 2015-10**, Denying Conditional Use Permit 2014-24 (Yandoc): A Request for the Development of a Contractors Construction Office and Storage Building at 633 Sixth Street in the C-4 Commercial Zone. **Pulled for discussion.** (Planning Director)
- D. City Council Appointments to Southern California Association of Governments (SCAG) General Assembly Meeting to be Held May 7-8, 2015. **Action: Appointed Mayor Herb Higgins as the delegate and Council Member Kathy Azevedo as the alternate to the Southern California Association of Governments General Assembly meeting to be held May 7 – 8, 2015.** (City Clerk)
- E. Acceptance of Bids and Award of Contract for the Third Street Improvement Project. **Pulled for discussion.** (Director of Public Works)
- F. **Waiver of Fee Request:** Application Fees for Variance 2015-01 (Blackwood) at 1586 First Street. **Pulled for discussion.** (Planning Director)
- G. **Waiver of Fee Request:** Transportation Uniform Mitigation Fee for Site Plan 2013-17 (Parkridge Avenue 517 Corp.) at 517 Parkridge Avenue. **Pulled for discussion.** (Planning Director)

3. ITEM(S) PULLED FROM CITY COUNCIL CONSENT CALENDAR

- 2.C. **Resolution No. 2015-10**, Denying Conditional Use Permit 2014-24 (Yandoc): A Request for the Development of a Contractors Construction Office and Storage Building at 633 Sixth Street in the C-4 Commercial Zone. (Planning Director)

Council Member Newton noted that at the last Council meeting, the majority vote was to not allow any more storage buildings on Sixth Street. This staff report states that the Conditional Use Permit has been denied but the applicant can reapply after one year. Director King indicated that the Norco Municipal Code allows this. In response to Council Member Newton, Director King also noted that the Planning Commission is working on revising the entire C-4 zone, which includes Sixth Street.

M/S HANNA/BASH to adopt Resolution No. 2015-10, denying Conditional Use Permit 2014-24. The motion was carried by the following roll call vote:

AYES: BASH, HANNA, HIGGINS

NOES: NEWTON

ABSENT: AZEVEDO

ABSTAIN: NONE

- 2.E. Acceptance of Bids and Award of Contract for the Third Street Improvement Project. (Director of Public Works)

Council Member Newton complimented Director Askew for her work on the bid package.

M/S NEWTON/BASH to accept bids submitted for the Third Street Improvement Project, award the contract to Lee & Stires, Inc. in the amount of \$1,126,341.75, authorize the City Manager to approve contract change orders up to 10 percent of the total bid contract amount; and award contracts to Kelsoe & Associates, Inc. in the amount of \$34,200.00 for surveying services, and Heider Engineering Services, Inc. for geotechnical services in the amount of \$13,890.00. The motion was carried by the following roll call vote:

AYES: BASH, HANNA, HIGGINS, NEWTON

NOES: NONE

ABSENT: AZEVEDO

ABSTAIN: NONE

- 2.F. **Waiver of Fee Request:** Application Fees for Variance 2015-01 (Blackwood) at 1586 First Street. (Planning Director)

Director King reported that the approval of Variance 2015-01 granted a reduction of the 60-foot rear yard setback and the side yard setback requirements to allow an addition to the rear and side of an existing residence. The property owner is requesting a waiver of application fees for the variance.

Nancy Musenhetter, the applicant, commented that the property is less than one-third of an acre but is zoned one-half acre. She received the variance to build a room and is requesting waiver of fees.

Ted Hoffman commented that the City must stop granting fee waivers as the City cannot afford it.

In response to Council Member Newton, Director King stated that the variance fee is approximately \$3,000. Director King noted that the fees were established by an independent auditing firm. The fee covers the costs to the City.

M/S HIGGINS/NEWTON to deny the waiver request. The motion was carried by the following roll call vote:

AYES: BASH, HANNA, HIGGINS, NEWTON

NOES: NONE

ABSENT: AZEVEDO

ABSTAIN: NONE

- 2.G. **Waiver of Fee Request:** Transportation Uniform Mitigation Fee for Site Plan 2013-17 (Parkridge Avenue 517 Corp.) at 517 Parkridge Avenue. (Planning Director)

Ted Hoffman commented that the City must stop granting fee waivers.

M/S BASH/HANNA to deny the waiver request and deny the appeal of the building classification . The motion was carried by the following roll call vote:

AYES: BASH, HANNA, HIGGINS, NEWTON

NOES: NONE

ABSENT: AZEVEDO

ABSTAIN: NONE

4. PUBLIC COMMENTS:

Carol Corrao, representative for Waste Management, expressed that she is proud to be serving the City of Norco. Ms. Corrao discussed various Waste Management programs. Ms. Corrao indicated that Norco has exceptional diversion rates and the second lowest monthly trash rate in the region.

Ted Hoffman invited the Council and the public to Sunday Sunrise Service at Ingalls Park on April 12 at 7:00 a.m.

Bill Russell, resident on Valley View Avenue, commented that next door renters moved in and have a dog rescue. Code Enforcement has been working on it but his main concern is noise.

Pamela Smith announced the Memorial Day Remembrance Event on May 25 and the Norco Area Chamber of Commerce Military Appreciation Luncheon on July 15 at Fairfield Inn.

Roy Hungerford shared his experience from the Parade of Lights regarding the parade route and asked the Council to reconsider the route.

5. LEGISLATIVE MATTER:

- A. **Ordinance No. 986, Second Reading. Zone Code Amendment 2015-01 (City):** An Amendment to Chapter 18.23 – C-4 (Commercial) Zone of the Norco Municipal Code to Add Armories, Weapon and Ammunition Sales, and Weapon Smithing as Permitted Uses. (City Clerk)

M/S HANNA/HIGGINS to approve adopt Ordinance No. 986 for second reading. The motion was carried by the following roll call vote:

AYES: BASH, HANNA, HIGGINS, NEWTON

NOES: NONE

ABSENT: AZEVEDO

ABSTAIN: NONE

6. DISCUSSION/ACTION ITEM:

- A. Appointments to the Ad-Hoc Committee on Infrastructure Needs and Funding Options (City Clerk)

City Clerk Cheryl Link reported that at its meeting held on March 18, 2015, the City Council suggested the replacement of the two City Council appointees, Mayor Higgins and Mayor Pro Tem Bash, with the appointment of two (2) residents to serve on the Ad-Hoc Committee. The City Council suggested and is recommended to make its appointments from a list of residents who frequently attended the Ad-Hoc meetings since June 2014. Ms. Link also provided a list of interested applicants from the April 2014 recruitment.

Council Member Newton stated that he would like to appoint two residents. Mayor Pro Tem Bash and Council Member Hanna indicated they wish to not fill the vacancies and keep the Committee with seven members.

Ted Hoffman concurred with Mayor Pro Tem Bash. Mr. Hoffman asked what new parameters, if any, will the Council have for the Committee. He suggested that the Committee be allowed to look at all options.

Jodie Webber noted that she serves as the Chair of the Ad-Hoc Committee and noted that the Committee has been working diligently since June 2014. Ms. Webber suggested that the Council not make appointments and keep the Committee with seven members. Ms. Webber indicated that she has a plan for the Committee that could be completed within 30 days.

Linda Dixon concurred with Ms. Webber with keeping the Committee as a seven-member Committee.

Ed Dixon recommended that the Council appoint Ted Hoffman.

Mayor Higgins indicated that there was a considerable amount of information and conversation that took place at the Committee meetings; therefore recommended not filling the two vacancies.

M/S HANNA/BASH to not fill the two vacancies and continue with the Ad-Hoc Committee as a 7-member committee. The motion was carried by the following roll call vote:

AYES: BASH, HANNA, HIGGINS, NEWTON

NOES: NONE

ABSENT: AZEVEDO

ABSTAIN: NONE

7. CITY COUNCIL / CITY MANAGER / STAFF COMMUNICATIONS:

Public Works Director Askew reported that the Detroit Street Bridge (between Old Hamner Road and Sierra Avenue) will be closed from 7 a.m. to 4 p.m., Monday through Friday to accommodate work being performed as part of the Chino Basin Desalting Authority (CDA) Phase III Expansion project. The road closure is expected to last approximately 4 weeks, from April 8th until May 1st, 2015. The bridge will be open after hours as well as on weekends.

Director Askew also briefly reported on the Third Street project and noted that she will be coordinating a community meeting with the residents affected by the project. The meeting will include information and status of the project.

City Manager Okoro updated the City Council regarding Ted Hoffman's request for an update to the Auto Mall sign upgrade. The City Council approved to participate in funding 50% of the costs. The auto dealerships were to contribute the remaining 50%. Discussions have taken place and it appears that they will move forward with a commitment.

ADJOURNMENT

Mayor Higgins adjourned the meeting at 8:56 p.m.

Cheryl L. Link, CMC, City Clerk